



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number	Oct. 11-111F
Case Type	Final Plat
Project Name	Carroll Creek Estates

Contact	Jason Robbins Aylett Survey & Engineering Co. 201 NW 72 nd Street Gladstone, MO 64118
Applicant	Thistle Hill Development, Inc. & W.B., L.L.C. 5500 N Oak Trafficway Suite 200 Kansas City, MO 64118-4681
Owner	<< SAME AS APPLICANT >>

Request	Final Plat approval of <u>Carroll Creek Estates</u>
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Application Submittal	2011-08-30
Public Notice Published	N/A
Neighbor Letters Sent	2011-09-16
Report Date	2011-09-26

REPORT AUTHOR(S)	Matt Tapp, Director Debbie Viviano, Planner
Recommendation	APPROVAL with conditions



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General Information

Site Location: Approximately 18411 Cameron Road

NORTHERN PORTION:
Section 05 | Township 53 | Range 30

SOUTHERN PORTION:
Section 08 | Township 53 | Range 30

Site Size: 58.88 \pm acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

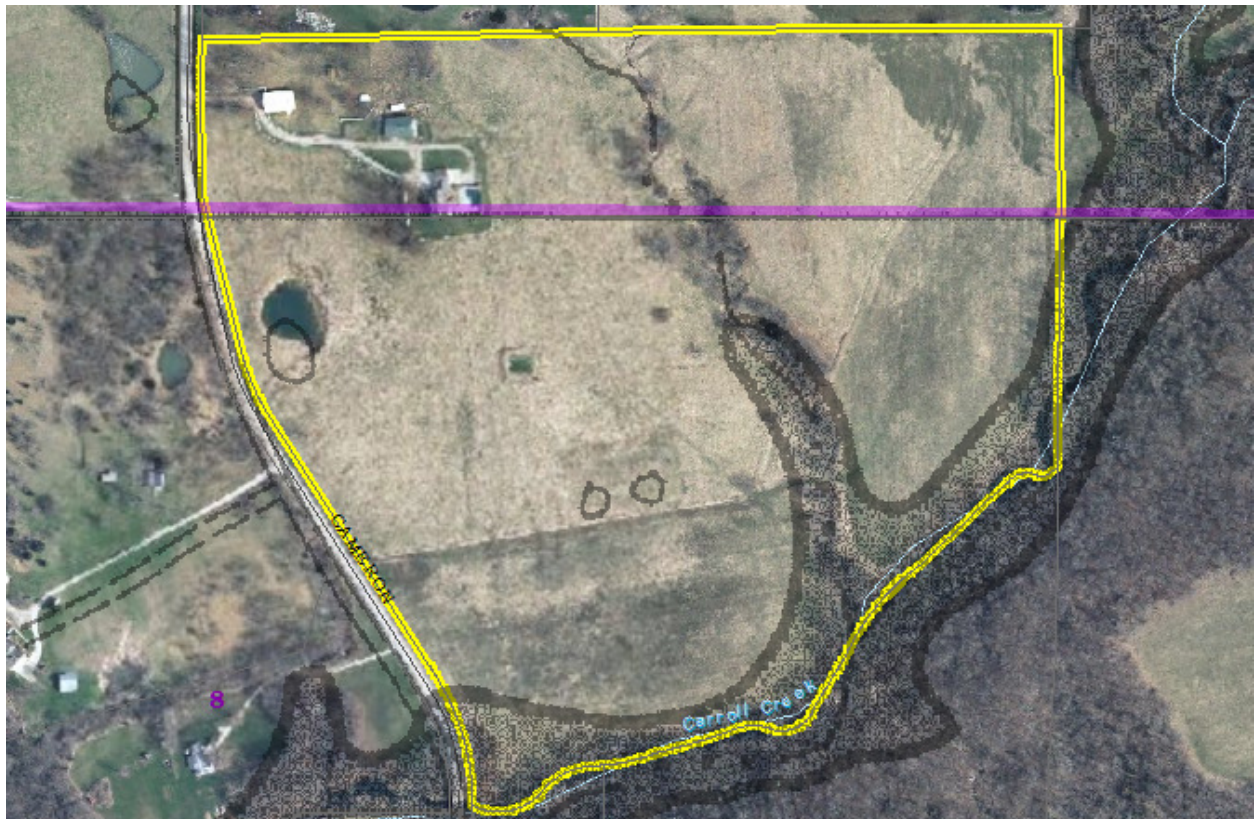
Surrounding Landuse & Zoning:

- North – Hubbard Acres (R-1), Agricultural (AG) Zoned Land
- East – Brock Acres (AG), Crain Acres (AG), Agricultural (AG) Zoned Land
- South – Ke-Ho Hideaway (AG), Hickory Ridge (R-1), Woodhaven (R-1), Agricultural (AG) Zoned Land
- West – Baldwin Hills (R-1), Davis Acres (R-1A), Jimmy Dugan's Farm (R-1A), Agricultural (AG) Zoned Land

Current conditions:

Existing Property Lines = YELLOW | PLSS Section Lines = PURPLE

1 inch = 400 feet





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Assessment

William (Bill) Mann, representing Thistle Hill Development, Inc. and W.B., L.L.C., is requesting **Final Plat** approval for Carroll Creek Estates 58.88± acres located at approximately 18411 Cameron Rd.

The property owner would like to divide the land to create two (2) new additional single-family dwelling lots.

The prerequisite Rezoning and Preliminary Plat are being proposed in conjunction with this Final Plat request (see case number Oct. 11-110 RZ/P).

Character of the General Neighborhood

To the north, east, and south lies Agricultural (AG) zoned property with a few R-1 zoned subdivisions. A couple R-1A subdivisions exist to the west, along with some R-1 and AG zoned property [See Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (C)** of the Clay County 2003 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat.*

Standard side and rear setbacks and height restrictions apply to all other aspects of this application. The application was properly noticed, per regulations. Adjacent property owners within the mandated 1,000 foot distance were notified by means of a letter dated September 16, 2011.

The subject property also falls within the A-O, Airport Overlay District (Section 151-5.4), which places additional height restrictions on tall structures

Outside Agency review

The Clay County Highway Department has given approval and noted the following: "All three lots meet sight distance and drainage requirements. Driveway permits will be issued per CC TSDC [Technical Specifications and Design Criteria]."

The Clay County Health Department has given preliminary approval of the project and noted the following: "Evaporation Lagoon must be move[d] to lot #1 & morphologies performed on all lots before recording". Public Water Supply District (PWSD) #8 presently provides water service for the existing single family residence on proposed Lot 1, and is able to supply water for the additional two lots. The Holt Fire District serves this property.

The existing pond structure on proposed Lot 2 was inspected by the Clay County Soil and Water Conservation District with the following note: "If the structure is ever to be enlarged I suggest that a principal spillway pipe be installed. The structure is in good condition".



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Findings

Carroll Creek is considered an active stream channel, and as such must meet the required stream setbacks within Section 151-11.2 (C) of the LDC. The first 50 feet must be designated as "Zone 1" and the remaining 25 feet noted as "Zone 2" on the plat, and a note stating: *"There shall be no clearing, grading, construction or disturbance of vegetation in the stream setback easement except as permitted by Clay County"*. Any activity taking place within the Stream Setback zones should have approval of the Planning & Zoning Department. Any building permits on proposed Lot #3 will require a Certificate of Elevation due to the existence of designated FEMA floodplain.

Road Impact Fees (RIF) are not required for proposed Lot 1 as it occupies the existing single family residence. However, RIF will be required for the 2 additional lots generated (Lots 2 and 3), and must be paid prior to the recording of the final plat.

Recommendations

It is the recommendation of staff that the **Final Plat** for Carroll Creek Estates be **approved**, with the following five (5) conditions as shown on Exhibit A:

Exhibit A

1. Road Impact Fee (RIF) agreement recorded and fees paid for Lots 2 and 3 prior to the recording of the final plat.
2. Any building permits on Lot 3 will require a Certificate of Elevation completed by a registered land surveyor in the State of Missouri.
3. On-site sewage system that serves the existing single family residence must be moved completely to Lot 1 before the recording of the final plat.
4. Soil morphologies for all lots completed and approved by the Clay County Health Department before the recording of the final plat.
5. Following corrections to the recording copy of the Final Plat:
 - a. ADD NOTE:
"PIPELINE EASEMENT (Doc. #C61828, Bk. 1076, Pg. 706):
Landowner will not erect, construct, or create any buildings, improvements, roads, structures, trees, shrubs, fences or obstructions of any kind either on, above, or below the surface of the ground on the pipeline easement, or change the grade or elevation thereof, or cause or permit these things to be done by others, without prior written permission of Mid-America Pipeline Company. Proposed crossings will need to be submitted for review and approval by Mid-America Pipeline Company."
 - b. CHANGE "2900860050 C" to "2900860040 C" in the floodplain callout text



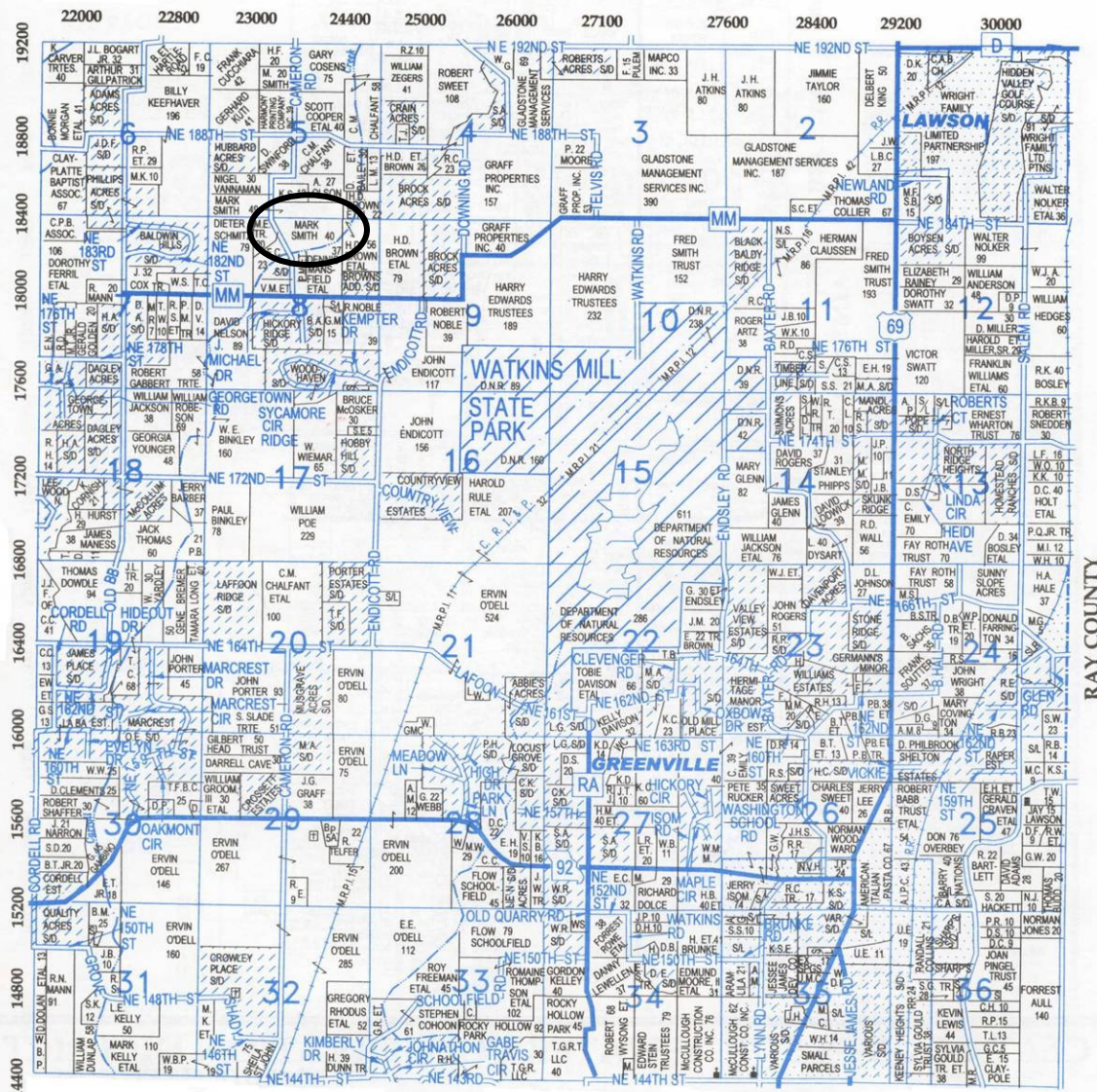
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Attachments

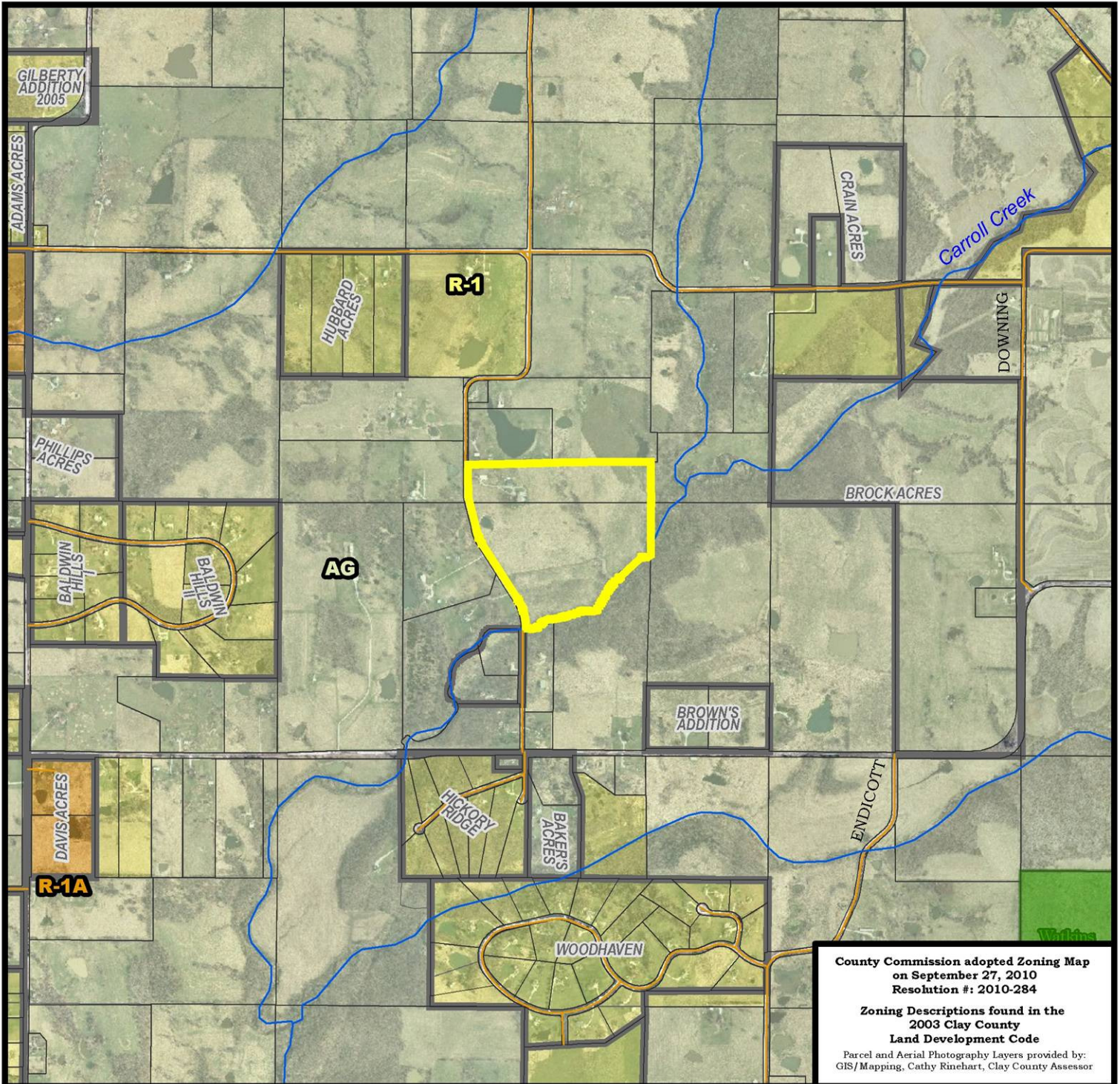
Oct. 11-111F – Carroll Creek Estates Attachment A – Vicinity Map

TOWNSHIP 53N • RANGE 30W



Oct 11-111F - Carroll Creek Estates

Attachment B - Existing Conditions Map



Planning & Zoning Department



LEGEND

- Property Outline
- parcel
- ~~~~~ Streams (EPA)
- ✂ Railroads

Roads

- == Interstates
- == State Highways
- == Local Roads
- == Highway Ramps



Subdivisions



County Boundaries



2011 City Limits



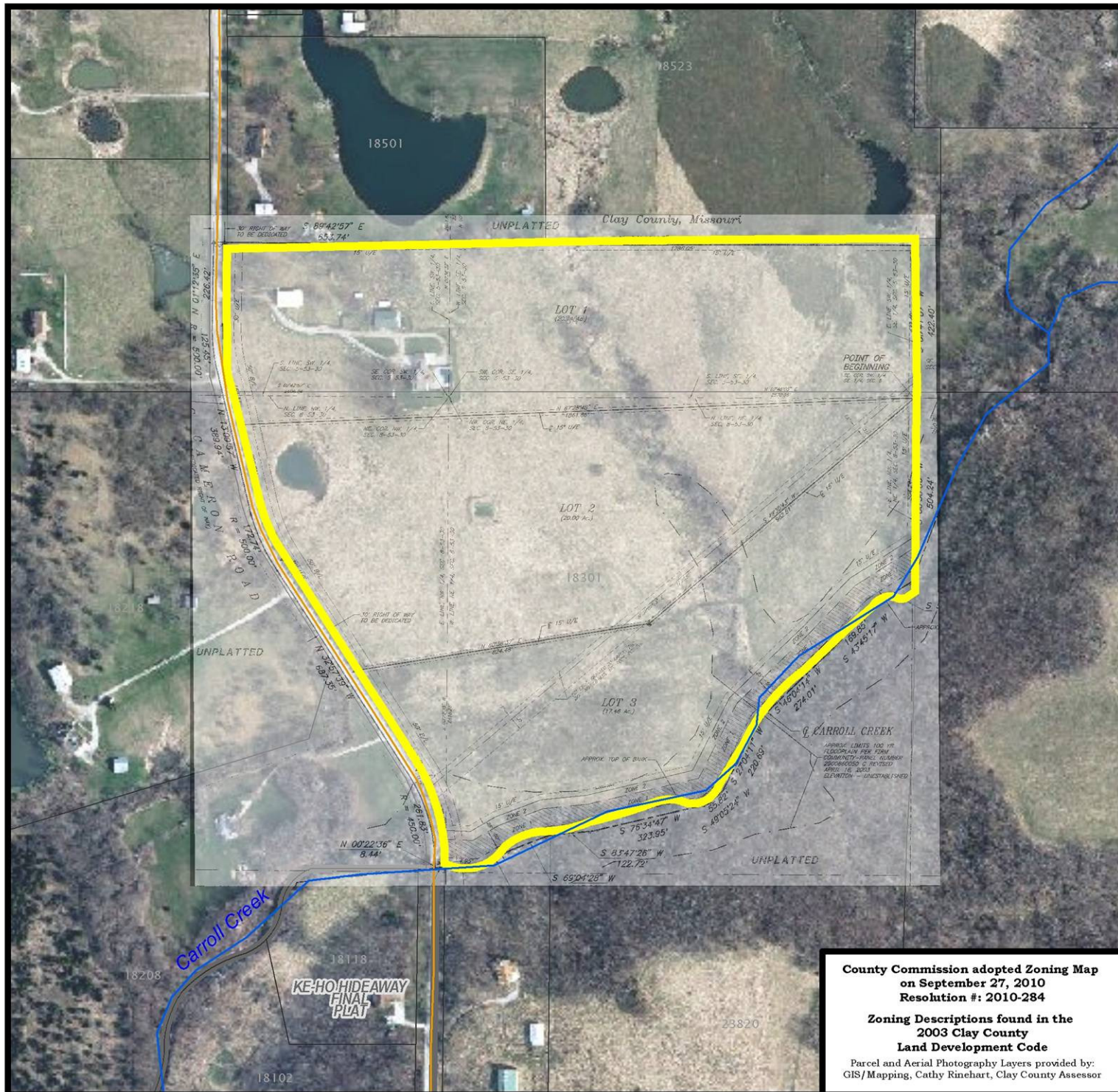
Parks

Zoning Districts

- C-1
- C-2
- C-3
- I-1
- I-2
- OP
- R-1A/CD
- AG
- R-1
- R-1A
- R-1B
- R-3
- AG/PUD
- R-1B/PUD
- I-1/PUD
- R-1A/I-1/PUD
- R-1B/C-2/PUD

Oct 11-111F - Carroll Creek Estates

Attachment C - Site Plan Map



County Commission adopted Zoning Map
on September 27, 2010
Resolution #: 2010-284

Zoning Descriptions found in the
2003 Clay County
Land Development Code

Parcel and Aerial Photography Layers provided by:
GIS/Mapping, Cathy Rinehart, Clay County Assessor



Planning & Zoning Department



1 inch = 400 feet
1 inch = 0.08 miles

LEGEND



Carroll Creek Estates Property



parcel



Streams (EPA)



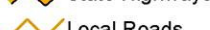
Railroads

Roads

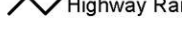
CLASS



Interstates



State Highways



Local Roads



Highway Ramps



Subdivisions



County Boundaries



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Parks